



RESOLUTION

REQUESTING THE CITY ADMINISTRATION TO REEVALUATE THE VIABILITY AND FEASIBILITY OF ITS PLANS FOR THE NEAL S. BLAISDELL CENTER IN LIGHT OF THE ADOPTION OF ACT 268 (SESSION LAWS OF HAWAII 2019) ESTABLISHING A STADIUM DEVELOPMENT DISTRICT.

WHEREAS, since 1964, the City and County of Honolulu ("City") has owned and operated the 22.4-acre Neal S. Blaisdell Center ("Blaisdell"), otherwise known as Hawaii's largest community center, which is located in urban Honolulu and hosts approximately 800,000 visitors a year; and

WHEREAS, now, more than 50 years after its then state-of-the-art facilities were built, the Blaisdell's aging and outdated facilities are in significant need of facility, systems, and infrastructure upgrades and renovation; and

WHEREAS, the Blaisdell's main facilities include the Concert Hall, with a maximum seating capacity of 2,147, used for performances by the Hawaii Symphony, the Hawaii Opera Theatre, Ballet Hawaii, traveling Broadway shows, and high school graduations; the Arena, with a maximum seating capacity of 6,500, used for concerts, sporting events, large meetings, conventions, consumer shows, and high school graduations; the 65,000 square-foot Exhibition Hall, used for community trade shows, consumer shows, large parties, and fundraising events; and a parking structure with 1,400 stalls; and

WHEREAS, the planning process for the future vision and development of the Blaisdell commenced in 2015, with extensive community input and engagement to assess the community's goals for a redeveloped Blaisdell, including an economic feasibility study and preliminary land use plan conducted as part of a master plan initiated by the City Administration in September 2016; and

WHEREAS, based on an analysis of existing conditions, community feedback, and market research, the feasibility study determined that the most cost-effective way to help modernize the iconic Blaisdell as a cultural and entertainment complex for locals and visitors to enjoy beyond the next 50 years, is to reinvest in and retain and redevelop existing facilities, as reflected in the City's *Blaisdell Center Master Plan*, published in March 2018, followed by a *Master Plan Draft Environmental Assessment* released by the City's Department of Design and Construction in October 2018; and

WHEREAS, based on findings that the Exhibition Hall has the lowest replacement cost and the greatest need for renovations, the City's Master Plan proposes the demolition and replacement of the existing Exhibition Hall with a



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reconstructed and upgraded 95,000 square-foot Exhibition Hall to accommodate market demand for exhibitor areas to support the Arena's capacity to host conventions desired by the City, and the demolition of the existing parking garage and construction of two new parking structures allowing for an additional 500 parking stalls with adequately accessible loading and maintenance/storage areas; and

WHEREAS, the City's Master Plan calls for newly constructed facilities, such as a multipurpose venue in the current Concert Hall with additional restrooms and lobby space, a 1,500 seat Performance Hall in the reconstructed Exhibition Hall to be used for live performances or as a lecture hall or demonstration area for exhibitions; a 2,500 seat Sports Pavilion attached to the existing Arena to be used for sports practices, games, and local sporting events, as well as graduations; a 35,000 square-foot three-level Arts Ensemble building to be used as practice studios, classrooms, and offices for local performing arts groups, such as a halau hula, youth symphony, the Royal Hawaiian Band, Ballet Hawaii, the Hawaii Symphony Orchestra, and the Hawaii Opera Theatre; a Satellite City Hall; a box office; and additional outdoor venues and gathering areas; and

WHEREAS, the City's Master Plan retains both the Arena and Concert Hall, while reconfiguring and increasing the Arena seating capacity to 8,200, and implements major renovations, safety features, and accessibility upgrades required under the Americans with Disabilities Act of 1990 ("ADA"), along with a new reconfigured landscape to accommodate vehicular and pedestrian traffic; and

WHEREAS, on July 29, 2019, the City's Purchasing Division issued a Request for Qualifications to initiate the search for a development partner for the planned \$772 million redevelopment of the Blaisdell, calling for interested public-private partners to respond by October 31, 2019, with a private development entity to design, build, finance, operate, and maintain the Blaisdell redevelopment project expected to be selected by the fall of 2020; and

WHEREAS, in April 2019, the Hawaii State Legislature passed House Bill 1586 HD1 SD2 CD1, later adopted on July 8, 2019, as Act 268, which appropriates \$350 million to establish a Stadium Development District ("District"), a mixed use sports and entertainment district comprising all State land currently under the Aloha Stadium Authority's jurisdiction, and authorizes the Hawaii Community Development Authority ("HCDA") to facilitate the development of all State property within the District; and

WHEREAS, the 44-year-old Aloha Stadium located in Halawa, is rapidly deteriorating and has fallen into significant disrepair due to severe erosion and its high cost of maintenance, and Act 268 seeks to revitalize and redevelop the District in order to make optimal use of public land for the economic, residential, educational, and social



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benefit of the people of Hawaii, acknowledging that other stadium lands currently under the jurisdiction of the Aloha Stadium Authority and the State Department of Accounting and General Services ("DAGS") remain underutilized; and

WHEREAS, the Aloha Stadium, encompassing 104 acres, with a seating capacity of 50,000, and a parking capacity of 8,000 stalls, is the State's largest outdoor arena serving as a recreational and entertainment venue that hosts various events, including concerts, car shows, runs, religious and music festivals, fairs, sporting events, high school athletic competitions, high school graduation ceremonies, nonprofit benefit functions, and an open air flea market known as the Aloha Stadium Swap Meet & Marketplace, and is home to the University of Hawaii football team; and

WHEREAS, the *Aloha Stadium Conceptual Redevelopment Report*, which was prepared on February 23, 2017, and submitted to the Stadium Authority and DAGS, analyzed considerations associated with the redevelopment of the Aloha Stadium, based on the needs and desires of the community and relevant stakeholders, including a market study and economic impact analysis, a redevelopment plan, and a feasibility study; and

WHEREAS, the market study, having deemed the Aloha Stadium as reaching the end of its usable life and becoming a State liability, recommended the construction of a new 30,000 to 35,000 seat stadium, expandable to 40,000 seats, equipped with premium areas (suites, loge boxes, club seating, and a lounge), an improved natural grass playing field, and proper staging, rigging and power supply equipment suitable for major concerts; and

WHEREAS, redevelopment for both the Blaisdell and the Aloha Stadium involve plans for facilities to accommodate and target similar events and audiences for both venues, which may affect the anticipated use and revenue of facilities outlined in the master plans of each venue, and the City, in seeking to maximize the potential of each venue for the benefit of the people of Hawaii, may want to reevaluate and reprioritize the needs for certain facilities in the Blaisdell redevelopment plans; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that it hereby requests the City Administration to reevaluate the viability and feasibility of its plans for the Neal S. Blaisdell Center in light of the adoption of Act 268 (Session Laws of Hawaii 2019) establishing a Stadium Development District; and



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 19-181

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Mayor, the Managing Director, the Director of Enterprise Services, the Director of Design and Construction, and the Director of Planning and Permitting.

INTRODUCED BY:

David Johnson
Alan Kobauchi

DATE OF INTRODUCTION:

AUG 6 2019

Honolulu, Hawaii

Councilmembers